

A G E N D A
MASSILLON PLANNING COMMISSION
JUNE 12, 1991 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission meeting of May 8, 1991.
2. Petitions and Requests

Rezoning Request

Location: Lot No. 155, a vacant parcel of land located on the north side of Lincoln Way East between 5th and 6th Streets, N.E. The request is to rezone the property from O-1 Office to RM-1 Multiple Family Residential for the purpose of constructing a three-unit apartment building. This request has been submitted by Jerald W. Isom, the property owner.

Rezoning Request

Location: 923 11th Street, N.E., Lot No. 6821, to be rezoned from R-1 Single Family Residential to O-1 Office. This request has been submitted by Shelley Radcliffe, the property owner, who wishes to operate a beauty salon out of the basement of her home at this location.

Alley Vacation Request

Location: Hale Place, S.E., a 15 foot wide alley lying between Harris Place, S.E., and Hazel Place, S.E., and running in a north-south direction between Wallace Avenue, S.E., and Wellman Avenue, S.E.; the specific request being to vacate that portion of Hale Place, S.E., from the south right-of-way line of Wallace Avenue, S.E., southerly a distance of 132 feet. This request has been submitted by Peter and Stephanie McGinnis.

3. Other Business

The Massillon Planning Commission met in regular session on May 8, 1991, at 7:30 P.M. in City Council Chambers. The following were present:

Chairman Fred Wilson	Staff
Mayor Francis H. Cicchinelli, Jr.	Robert Wagoner
Tom Wilson	Aane Aaby
Michael Loudiana	
James Johnson	
Dr. Dale E. Hart	

Also present was T. Roy Roberson, Fourth Ward Councilman.

The first item of business was the minutes of the March 13, 1991 meeting. Dr. Hart moved to approve the minutes, seconded by Mr. Johnson, motion carried.

The next item was a Lot Split.

Lot Split Request

Henry and Denise Evans, who live at 409 - 17th Street, N.W., Lot No. 5064, have recently discovered that a portion of their driveway is located on Lot No. 5065. They wish to purchase that portion of Lot No. 5065 in order that the driveway become part of their property. The request, then, is to approve a lot split of City Lot No. 5065.

The request was presented by Robert Wagoner. He explained that the driveway has been in existence since 1960 and possibly back as far as 1931. Mayor Cicchinelli moved to recommend approval, seconded by Michael Loudiana, motion carried.

The next item under old business was a rezoning request.

Rezoning Request

Location: 145 Walnut Road, S.W., Part of Out Lot 138, located on the south side of Walnut Road, S.W., between State Route 21 and Erie Street South. The request is to rezone this property from I-1 Light Industrial to I-2 General Industrial to permit the expansion of a presently legal non-conforming auto salvage yard. This request was originally submitted by Lloyd Deitz, the property owner, in 1990. Originally recommended for approval by the Planning Commission, City Council returned this rezoning request to the Commission asking that its recommendation be reconsidered. However, before the Commission could reconsider the matter, Mr. Dietz, through his attorney, requested that the rezoning be tabled to a future date. Mr. Dietz is now requesting that this rezoning be removed from the table for reconsideration by the Planning Commission.

This was also presented by Mr. Wagoner. Mayor Cicchinelli moved to lift the item off the table, seconded by Tom Wilson, motion carried. Diane Dougherty, attorney for Lloyd Dietz, was also present. Mayor Cicchinelli asked about past illegal use. Attorney Dougherty stated that the vehicles now are on proper land. If there is an error, Mr. Dietz is not purposely trying to go against zoning. T. Roy Roberson spoke in favor of this request. He said it is not an eyesore, and beneficial. Mr. Wagoner commented that there would be an 8-foot fence required.

Mayor Cicchinelli said that in order to block the view from State Route 21, the fence would have to be 100-foot high. The Mayor stated that he supports economic development, but he is concerned about the residents in the area.

Mr. Roberson commented that he respects the Mayor's opinion, but has noticed Mr. Dietz's efforts to improve his property and he is willing to construct a fence. There was some further discussion about the fence. Mayor Cicchinelli moved to recommend denial, seconded by Tom Wilson, motion carried.

Mayor Cicchinelli moved to add an addendum to the Agenda, seconded by Michael Loudiana, motion carried.

The next item was a Rezoning Request.

Rezoning Request

Location: 323 Glen Place, S.W., Lot No. 3147 and Part of Lot No. 3149, presently zoned R-1 Single Family Residential, to be rezoned RM-1 Multiple Family Residential. This request has been submitted by Charles Maier, who states that the existing house is presently used as a duplex and that he would like to add an additional apartment to the attached garage building.

Mr. Wagoner presented the request. Mr. Maier wants to convert this property, which is being utilized as a duplex at present, into three living units. He intends to keep the two units as they are being used and add an additional one by converting the garage into living space. He will live in the garage unit. Mayor Cicchinelli asked if Mr. Maier talked to Mr. VanVoorhis. He replied that he had not yet done that. A petition was submitted with 50% signatures.

Tom Wilson moved to recommend approval, Dr. Hart seconded, motion carried.

The final item on the Agenda was Amendments to the Zoning Code.

Proposed Amendments to City Zoning Code and Subdivision Code

The City of Massillon is proposing to amend the City Zoning Code to establish a new Zoning District, R-4 One Family Residential, with a minimum lot size of $\frac{1}{2}$ acre and 120 foot required frontage. In addition, the City is seeking to amend its subdivision design standards to regulate right-of-way standards for single family streets located within the proposed new R-4 District. This type of zoning would be needed for areas with larger, more exclusive homes. This zoning could be used for the proposed annexation (West Annexation) which is in the court system presently. After some discussion among the members, Mayor Cicchinelli moved for approval, seconded by James Johnson, motion carried.

There being no further business, the meeting adjourned at 8:20 P.M.

Respectfully submitted:


Marilyn E. Frazier - Clerk

Approved:

Fred J. Wilson - Chairman

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D. & D. FULTON
2319:202
2319:3571
3119:103
9157:134
15

294

121
6TH ST. NoE.

REZONING REQUEST
LOT NO. 155
0-1 to RM-1

7.

2

19

29.



B-1

RH-1

O-1

5TH ST. N.E.

LINCOLN WAY EAST

B-3

O-1

RH-1
O-1

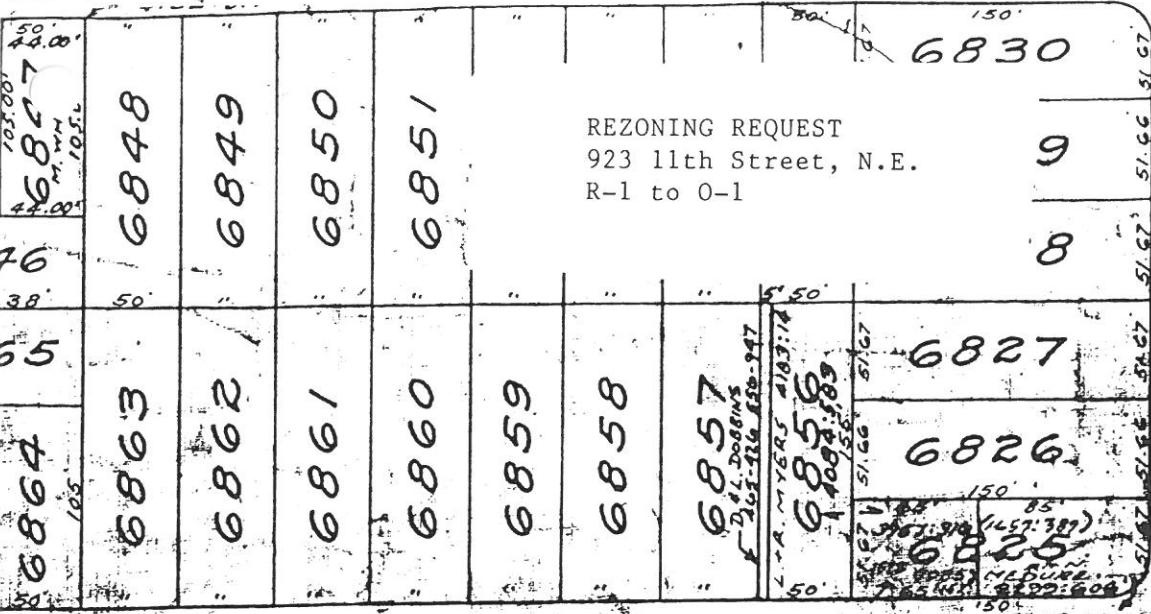
RH-1

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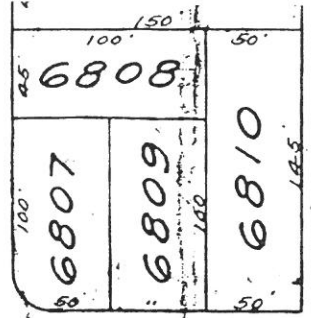
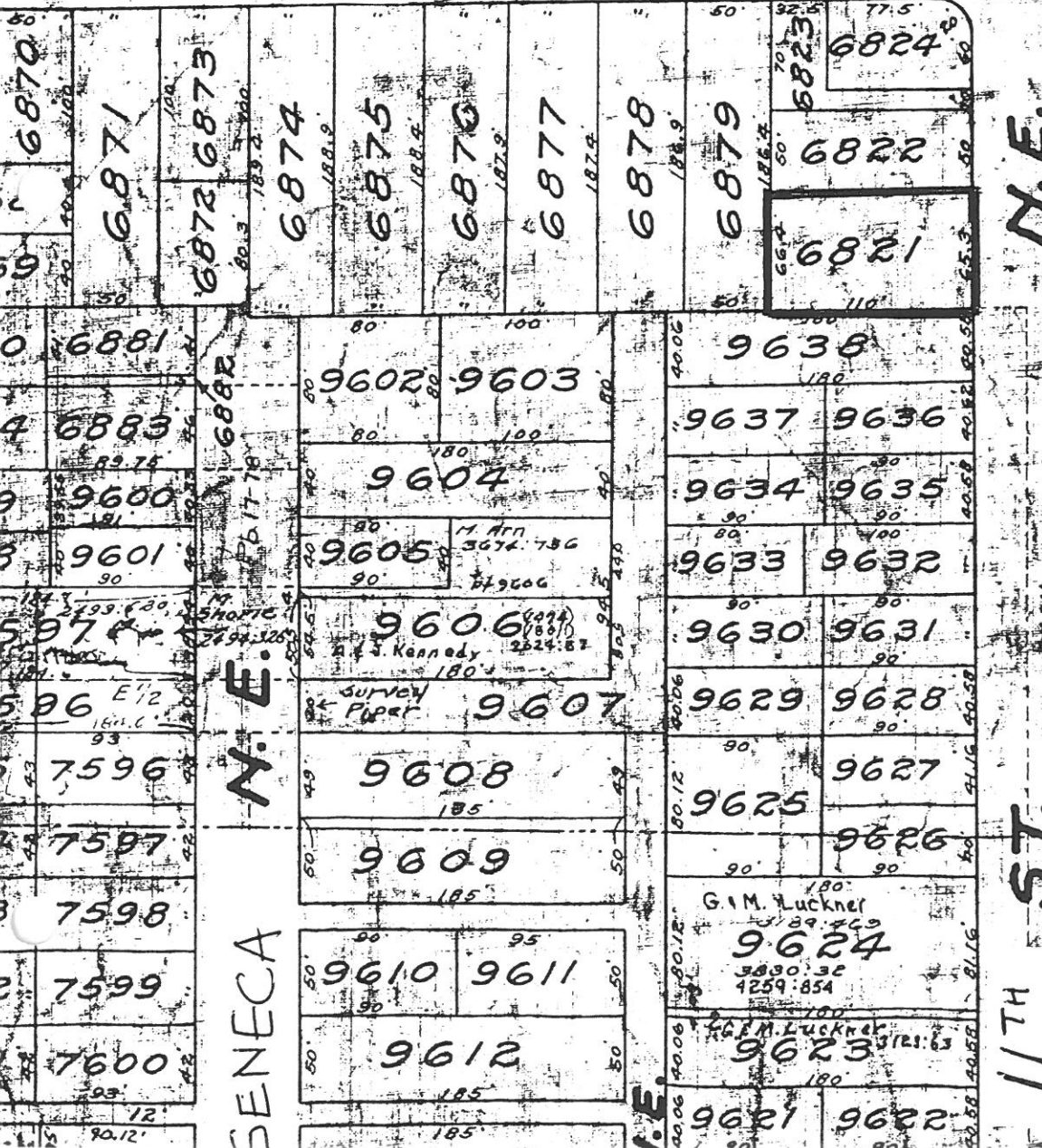
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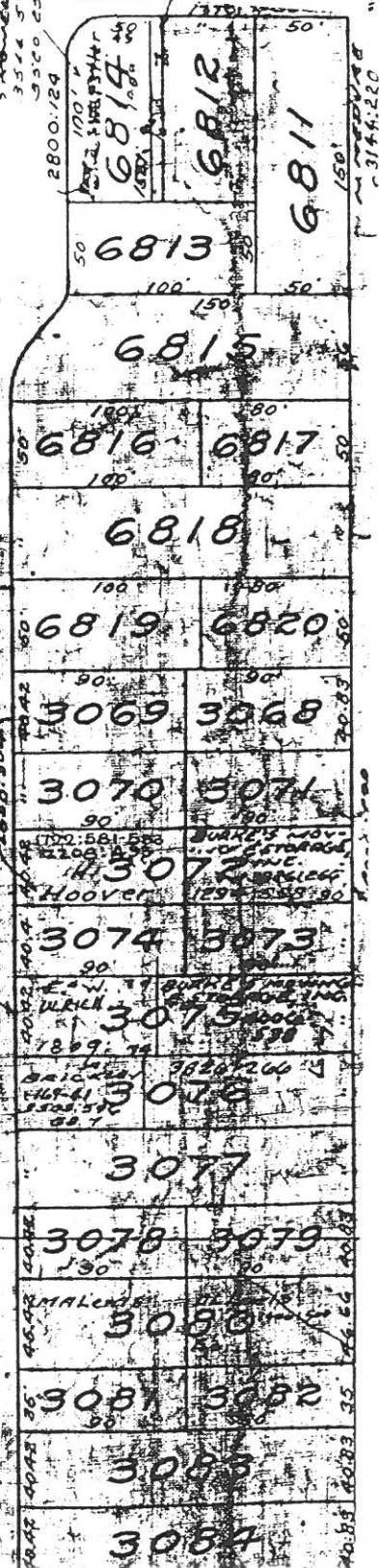


OAK WOOD

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R-1

KENDAL

OAKWOOD N.E.

R-1

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O-1

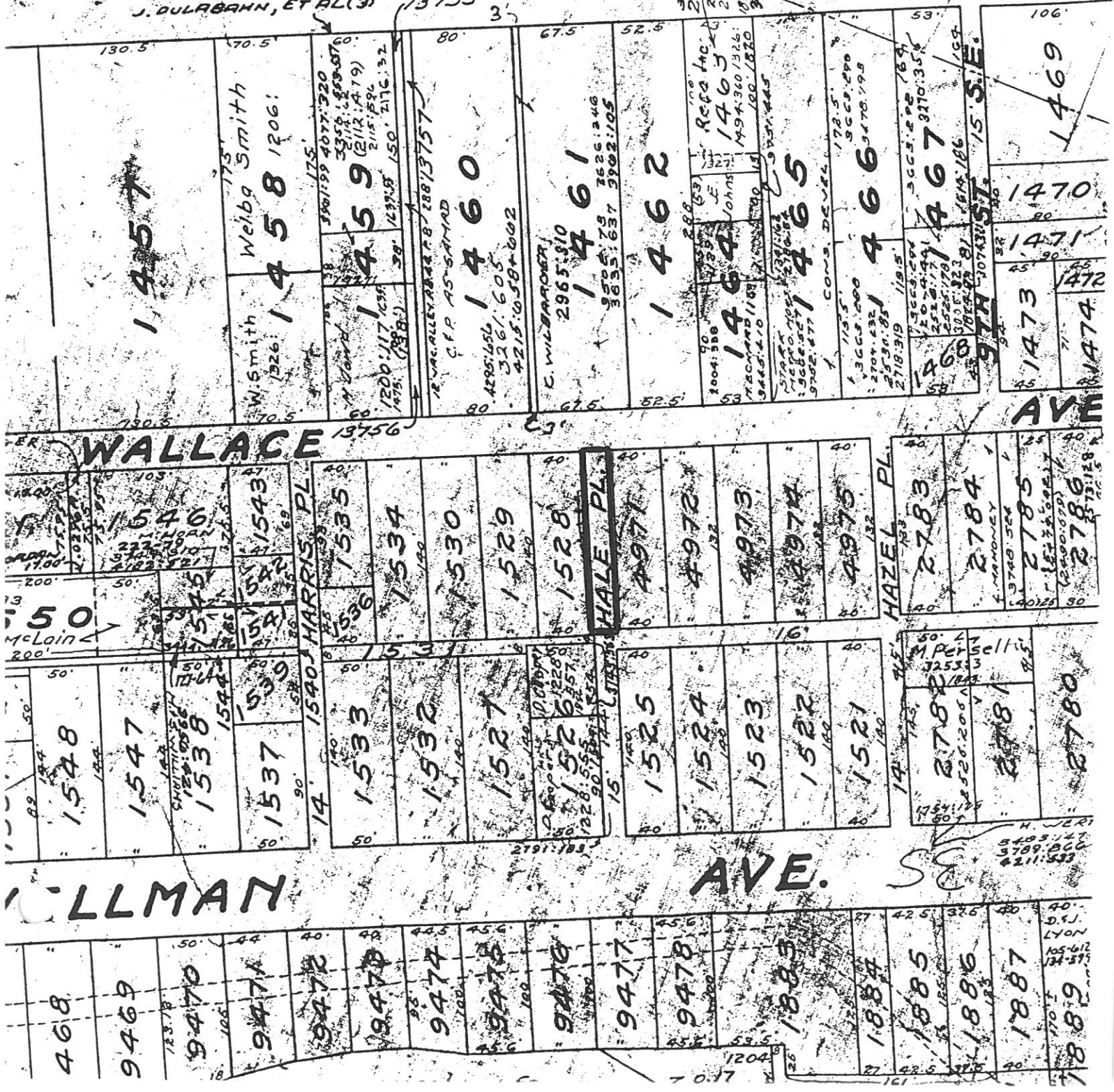
R-1

SENECA N.E.

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WAY EAST

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LINCOLN

J. DULBARN, ET AL (3) 13755

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